

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****MARCH 23, 2011**

**APPEAL #19052 – Alan Cooper, R.A./Frank Miano**, variance 70-31.A to permit the construction of a wood deck into a required side yard setback; E/side #26 Carey Rd., 440' N/of Vista Hill Rd., Great Neck, Sec. 2, Blk. 174, Lots 101A & 101B, R-A District.

**GRANTED**

**APPEAL #19053 – John J. Viscardi/Matthew & Valerie Wong**, variances 70-20.C, 70-101.B, and 70-208.F to permit an addition and alteration to a pre-existing non-conforming dwelling into a required front yard setback; S/E/cor #2 Farm Ln. and Pasture Ln., Roslyn Heights, Sec. 7, Blk. 164, Lot 1, R-AA District.

**GRANTED**

**APPEAL #19054 – Jodh Parhar/Arnie Valero**, variance 70-20.C to permit the maintenance of a covered porch into a required front yard setback; S/W/cor. #82 Carriage Ln. and Hayloft Ln., Roslyn Heights, Sec. 7, Blk. 193, Lot 2, R-AA District.

**RESERVED DECISION**

**APPEAL #19055 – Michael Holland, Esq./Muhammad Asad Abbas**, variances 70-50.C, 70-101.B&F, 70-100.2.A(4) and 70-208.F to permit the maintenance of a fence exceeding the permitted height, and the maintenance of a front porch and detached garage into a required front and side yard setback; N/side #21 Second St., 200' W/of Old Stewart Ave., New Hyde Park, Sec. 9, Blk. 235, Lot 95, R-C District.

**GRANTED**

**APPEAL #19056 – John Casimir**, variances 70-195.15.A(2), 70-195.15.B.(3)(b) & 70-195.15.D, to permit the maintenance of a finished cellar and cellar entrance not in compliance with Town Code; W/side #185 Pearl St., 150' S/of Prospect Ave., Westbury, Sec. 11, Blk. 124, Lots 33-34, R-C District.

**DENIED**

**APPEAL #19057 – Manhasset Pizza, LLC DbA Napoletano/Fradler Realty Corp.**, conditional use 70-126.A and variances 70-103.A(1)F and 70-208.F to permit the conversion of a non-conforming retail store to a food use with established insufficient off-street parking and loading zone; W/side #429 Plandome Rd., 110.02' N/of Bayview Ave., Manhasset, Sec. 3, Blk. 138-02, Lot 20, B-A District.

**RESERVED DECISION**

**APPEAL #19058 - Ed Butt, R.A.**, conditional use 70-126 and variance 70-103 to permit the conversion of a retail store to a food use with insufficient parking; S/E/cor. #444 Willis Ave. and Yale St., Roslyn Heights, Sec. 7, Blk. 318, Lot 4, B-A District.

**GRANTED WITH CONDITIONS**

**APPEAL #19059 –Country Glen L.L.C.**, conditional use 70-187.Q and variance 70-103.A to permit the conversion of a retail store to a food use with insufficient parking; N/W/cor. #143 Old Country Rd. and Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 28, I-B District.

**GRANTED WITH CONDITIONS**

**APPEAL #19060 – Contry Glen, L.L.C.**, variances 70-196.J(1)(a), (b), (f) and (i), to permit the erection

of two wall signs not in compliance with Town Code; N/W/cor. #144 Old Country Rd. and Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 28, I-B District.

***GRANTED***

**ADJOURNED CASE**

**APPEAL #19009 – Dunrite Pools**, variance 70-102.C(2)(a)(5) & 70-102.C(5)(a) to permit the installation of an in-ground pool, pool filter, and fence in a required side and rear yard setback.

***GRANTED WITH CONDITIONS***

**RESERVED CASE**

**APPEAL #19015 – Roberto Herrera**, conditional use 70-225.B(7)(a), 70-229.A, and 70-103.A to permit a change in kitchen equipment and kitchen size to an existing, approved restaurant with insufficient parking; N/W/cor. #611 Old Country Rd. & Tennyson Ave., Westbury, Sec. 10, Blk., 60, Lot 225, B-A District.

***GRANTED WITH CONDITIONS***